

District ref: 6/2017/2964/MAJ

HCC ref: WH/4/2018

HCC received: 04/01/2018

Area manager: Manjinder Sehmi

Case officer: Anthony Collier

Location

Blue Moon Paddock
Woodfield Lane
Brookmans Park

Application type

Full application

Proposal

Demolition of existing redundant structures and erection of single family dwelling dwelling house (within envelope of existing structures), together with associated tree planting scheme (part of Centenary Woods project sponsored by Woodland Trust); landscaping and car parking

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

The application I highways terms is similar to application WH/178/2016

I recommend inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

Storage of materials AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Obstruction of the highway AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047.

Description of proposal

The proposal is for addition of a single dwelling Woodfield Lane, using an existing access to the site. No changes to the existing access are proposed. Woodfield lane is a 60mph local distributor road, serving as access to various farms, stables and rural residential properties.

The sites vehicular interaction with Hamilton Road lane would be acceptable notably as the access is historic, not prejudicing highway safety. No amendments or new vehicle cross over would be required and no new access is required or outlined in the plans. New internal access is proposed, but do not relate to the highway access.

The site is served by a new 65 meter driveway with gates set over 6 meters from the highway allowing vehicles to fully pull off from the road and reduce opportunity's for obstruction

Location of refuse bins is unclear, but they could potentially be stored within safe carry limits.

The site has a large parking area. Some aspects of the proposal suggest the site may be used for non-residential activities such as tourism/events, the LPA would be recommended to use this opportunity to review the adequacy of provision of parking

The site is situated 2.5 miles from the nearest train station (Brookmans Park), and 1.4 miles from access to the local bus network.

It is recommended that the LPA consult the appropriate fire authority regarding access and distances to the property including maneuvering dimensions.

Cycle storage is not specifically noted in the proposal, but no aspects of the design prevent the use of sustainable modes of transport such as walking or cycling.

I do not consider that the proposal shall have any material impact on highway safety / capacity, and therefore present no objections.

Anthony Collier

Date 18/01/2018